

Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)  
Minutes: 5/23/2013  
*DRAFT*

- A. CALL TO ORDER – 7:01PM
- B. AGENDA – Approved
- C. DISCUSSION: CSD Periodic Review Discussion and CAP Comments.

David McNeill and Rena Kambara briefly described the CSD Periodic Review.

Luis Perez continued the discussion of the CSD Periodic Review. He passed out copies of the CSD Periodic Review Public Survey. He mentioned that 13 people completed and submitted the survey online and DRP received 5 email responses. He provided a few examples of the limitations of the CSD review. He said that the CSD report will reflect the number of people interested in a topic based on survey responses and public comments. He stated that topics brought up in the meeting would be written on the board.

Rena Kambara stated that the deadline for submitting public comments via the survey is June 30, 2013.

Mark Glasscock read aloud the second paragraph of the CSD Periodic Review Public Survey.

David McNeill began soliciting comments from the survey starting with noise. Gary Gless and two members of the public identified banging, unloading and offloading of trucks, lack of noise barriers at workover sites, jack-hammering throughout the field, underground drilling noises (low decibel) and an alarm between 2am and 4am in the Raintree community, and constant rumblings after 10pm.

David McNeill solicited comments regarding odors. Members of the public identified sulfur, rotten egg and sewer smells in the Jefferson area. CAP members and a member of the public identified hydrogen sulfide odors at the City College's child care center, the basins near the Raintree community, and near the communities of Ladera Crest, Windsor Hills and Baldwin Hills.

David McNeill solicited comments regarding aesthetics. Paul Ferrazzi mentioned old rusted piping on the perimeter of the oil field. Mark Didak identified pipes and reduced vegetation in the Lower Vickers II Basin area. Gary Gless identified dead trees that could be a fire hazard next to the office on Fairfax Avenue, and stated that portions of the field are turning to dirt. John Kuechle stated that landscaping facing west is non-existent. A member of the public stated that the landscaping plan should be revisited and the oil field operations are not adequately screened from the Culver City viewshed. Catherine Cottles stated that dust needs to be addressed as it was ignored in the health survey. David McNeill stated that dust on Fairfax Avenue and Stocker Street is an issue.

David McNeill solicited comments regarding vibrations. A member of the public stated the landscaping seems to be dropping in some hillside areas, which could be due to ground movement. Gary Gless stated heavy trucks cause vibrations that can be felt once in a while.

David McNeill solicited comments regarding other issues. Catherine Cottles identified dust. A member of the public inquired about ground movement impacts on properties. Luis Perez described the ground movement surveys and summarized the CSD requirements. A discussion ensued about uplift, subsidence, the investigations process and the expertise required by those carrying out the investigations. Lisa Paillet stated that PXP investigations have not reached the conclusion that the oil field operations are the cause of the ground movement. A consensus was reached that ground movement analyses should be conducted by those with technical expertise.

Paul Ferrazzi stated that there should be a map showing all underground well paths, including top and bottom hole locations, not just active wells or wells scheduled on the drilling plan.

Ramya Sivasubramanian stated a full health impact assessment should be conducted and should be more receptive to input provided by the CAP. A member of the public added that the health risk assessment should include cancer incidents and prevalence rates not just death certificates, which could be achieved through door to door surveys. A member of the public stated the need to know what chemicals are being used in oil field operations and that the health impact assessment should be conducted in accordance with the World Health Organization guidelines. He also stated the need for an independent seismicity study. Luis Perez stated that a health risk assessment was conducted as part of the EIR and Public Health has done surveys and other studies that have been presented to the CAP. In addition, Sonoma Tech is conducting their air monitoring study which should be available within one year.

A member of the public stated that black residue is constantly accumulating overnight on her balcony and window sills.

Several members of the public stated they have experienced breathing issues, sore throat issues, and headaches in the last few months in the Baldwin Vista community and, in general, the east side of the oil field.

Gary Gless stated the need to examine the chemicals used for fracking that are being trucked into the oil field. Mark Didak said there should be full disclosure of all chemicals used in the oil field.

Paul Ferrazzi and John Kuechle stated the complaint log should provide more information to include the resolution of a complaint's investigation. Liz Gosnell suggested that complaint log entries be kept open until resolution information can be documented.

David McNeill solicited comments regarding the 1-800 number. A member of the public suggested that the complaint log identify the relevant agency tracking number so an interested party can research that information on the other agency's website. Lisa Paillet provided the 1-800-766-4108 number.

David McNeill solicited comments regarding specific portions of the CSD that would benefit from evaluation under the periodic review. Paul Ferrazzi stated that information from the hydraulic fracturing study should be incorporated into the CSD. A member of the public said that language prohibiting hydraulic fracturing should be included until DOGGR or the State legislature adopts comprehensive regulations regarding the process. She also stated that emergency response plans should be reviewed and residents informed of these plans, and that new and improved technologies should be incorporated, if available.

John Kuechle stated that the CSD's insurance and bonding language should be interpreted in a better way, the role, structure and membership of the CAP should be reviewed, and there should be a better adjudication process with regards to complaints methodology. A member of the public said the bonding amount should be increased significantly.

A member of the public asked if PXP has ever paid out a claim related to ground movement damages. Lisa Paillet said not to her knowledge.

Catherine Cottles said that documents provided to the CAP should be circulated at least a week before official release and that the complaints logs should be electronic. Lisa Paillet said electronic complaints logs are now being used.

John Kuechle stated that documents provided by PXP should be workable and should not prevent the user from annotating.

Mark Glasscock stated that the CSD should provide for more flexibility or timely adjustments to technological advances. He also said there should be more communication to the CAP from the MACC; that is, a yearly report or presentation, such as at the PXP annual meeting. Paul Ferrazzi stated the meeting (and all meetings) should be held in a room with adequate seating capacity and the meeting times should be longer, if needed.

Gary Gless said there should be a semi-annual survey ground movement survey.

A member of the public stated that the constituency of the CAP needs to be revisited.

A member of the public suggested broadcasting or streaming CAP meetings.

A member of the public stated that language regarding hydrogen sulfide (H<sub>2</sub>S) and total hydrocarbons (THC) on page 14, paragraphs 2, 3 & 4 in the CSD should be clarified for the layperson; that is, the language can currently be interpreted to conflate the H<sub>2</sub>S and THC thresholds.

David McNeill solicited comments regarding technological advances. Paul Ferrazzi mentioned tenting of the drilling rig. He also said that 100-percent cementing of the annulus of the wellbore should be required as a best management practice even though PXP already does this.

Mark Glasscock suggested that demonstration of how PXP converts or incorporates green technology should be examined.

A member of the public raised the issue of water re-use; that is, making the water potable.

A member of the public suggested investigating the use of a chemical marker.

A member of the public said there should be investigation and documentation of the composition of abandoned wells; that is, what's exactly inside them. Lisa Paillet said that DOGGR has required PXP to re-abandon wells.

A member of the public stated that directional drilling standards should be reviewed. He also asked if produced water is tested before it is re-injected. He followed up by asking what the process is if water is found to contain carcinogens or radon.

A member of the public asked if any microseismicity investigations are being conducted in the oil field where there are subsidence issues.

A member of the public suggested that the CSD contain a fracking notification requirement for each scheduled relevant well. He also said that hydraulic fracturing should be more clearly defined to either include or exclude high rate gravel packing.

#### D. QUESTIONS FROM CAP AND PUBLIC

Questions were recorded in the previous discussion.

#### E. REGIONAL PLANNING/ECC UPDATE

Ms. Kambara stated that there was a MACC meeting this past week, but the minutes are not yet available.

Regarding two recent fires caused by downed transmission lines, she stated that the DRP does not have more information than that which is publicly available. Paul Ferrazzi asked if the County will require Edison to provide a report and expressed concern that as more wells are drilled, more power will be needed that could stress the current power supply. He suggested that more information on the oil field's electrical capacity be examined.

Mark Glasscock requested the County scope and solicit input from all regional and state agencies on the periodic review, including the MACC. Luis Perez replied that they are in the process of doing that. Mark Glasscock requested that all comments that are part of CSD review process be shared publicly. Luis Perez said they will be.

Gary Gless asked if Freeport-McMoran was contacted for input into the CSD review. Luis Perez said it has as PXP is in the process of officially becoming Freeport-McMoran.

#### F. OPERATOR UPDATE

Lisa Paillet stated that Freeport-McMoran's acquisition of PXP has been approved by PXP shareholders and that there will be no change in operations at the Inglewood Oil Field.

G. PUBLIC COMMENT

Comments were recorded in previous discussions.

H. CAP/OPEN DISCUSSION

Questions and comments were recorded in previous discussions.

I. APPROVAL OF MINUTES:

(2/28/13) – Not approved. Awaiting proposed language amendments from CAP members.

(4/25/13) – Deferred to next CAP meeting.

J. ANNOUNCEMENTS: Next CAP scheduled for 6/27/2013.

K. ADJOURN – 9:00PM

ATTENDANCE: 5/23/13  
 (\*absent)

### **DESIGNATED SEATS PER 22.44.142.J.1.a**

#### ***Governmental Entities***

1	Department of Regional	Rena Kambara
2	City of Culver City	Paul Ferrazzi
3	West Los Angeles College	Nabil Abu-Ghazaleh*

#### ***Operator (per 22.44.142.C)***

4	Plains Exploration &	Lisa Paillet
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### **NOMINATED SEATS PER 22.44.142.J.1.a**

(Accepted first-come/first-served within each sub-group)

#### ***Landowners (per 22.44.142.C)***

5	Vickers Family Trust	Roger Shockley
6	Cone Fee Family Trust	Liz Gosnell

#### ***Neighborhood Organizations (Recognized Homeowners Association)***

7	Ladera Heights Civic Assoc.	Carmen Spiva
8	Windsor Hills HOA	Gary Gless
9	United HOA (View Park)	Catherine Cottles
10	Culver Crest Neighborhood	John Kuechle
11	Blair Hills HOA	Jon Melvin*
12	Raintree Community HOA	Mark Didak
13	Baldwin Hills Estates HOA	Ronda Jones*

#### ***Neighborhood Organizations (No Recognized Homeowners Association)***

14	Ladera Crest Homeowner	George Mallory*
15	Baldwin Vista Homeowner	Irma Munoz*

#### ***School Districts***

16	Los Angeles Unified	Glenn Striegler*
17	Culver City Unified	Scott Zeidman*

#### ***Neighborhood Organizations (All Others)***

18	Windsor Hills Block Club	Toni Tabor*
19	Community Health Councils	Mark Glasscock
20	Baldwin Hills Conservancy	David McNeill
21	The City Project	Ramya Sivasubramanian

Luis Perez, Michael Cassata (DRP Consultants)  
 Timothy Stapleton, Pat Hachiya (DRP)